

Leslie Bryan Hart, Esq. (SBN 4932)  
John D. Tennert, Esq. (SBN 11728)  
**FENNEMORE CRAIG, P.C.**  
300 E. Second St., Suite 1510  
Reno, Nevada 89501  
Tel: 775-788-2228 Fax: 775-788-2229  
[lhart@fclaw.com](mailto:lhart@fclaw.com); [jtennert@fclaw.com](mailto:jtennert@fclaw.com)

Jeffrey Willis, Esq. (SBN 4797)  
Wayne Klomp, Esq. (SBN 10109)  
Blakeley E. Griffith, Esq. (SBN 12386)  
SNELL & WILMER L.L.P.  
50 West Liberty Street, Suite 510  
Reno, NV 89501-1961  
Tel: 775-785-5440 Fax: 775-785-5441  
[jwillis@swlaw.com](mailto:jwillis@swlaw.com); [wklomp@swlaw.com](mailto:wklomp@swlaw.com);  
[bgriffith@swlaw.com](mailto:bgriffith@swlaw.com)

*Attorneys for Plaintiffs/Counter-Defendants  
Wells Fargo Bank, N.A. and Federal  
National Mortgage Association*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

10 WELLS FARGO BANK, N.A.; FEDERAL  
11 NATIONAL MORTGAGE ASSOCIATION;  
and FEDERAL HOUSING FINANCE  
AGENCY.

**Plaintiffs,**

vs.

MEADOWRIDGE HOMEOWNERS  
ASSOCIATION; PHIL FRINK AND  
ASSOCIATES, INC.; and NADINA  
BEVERLY, as Trustee of the Beverly Blair  
Meadowridge Trust.

#### **Defendants.**

NADINA BEVERLY, Trustee for the Beverly-  
Blair Trust No. 7,

**Counterclaimant,**

vs.

WELLS FARGO BANK, N.A.; FEDERAL NATIONAL MORTGAGE ASSOCIATION, a government sponsored enterprise; FEDERAL HOUSING FINANCE AGENCY, as Conservator of Federal National Mortgage Association.

## **Counter-Defendants.**

## **MEADOWRIDGE HOMEOWNERS ASSOCIATION,**

### **Cross-Complainant,**

vs

**PHIL FRINK AND ASSOCIATES, INC.,**  
**Cross-Defendant**

#### **CROSS-Defendant.**

**CASE NO. 3:15-cv-00601-RCJ-VPC**

## [PROPOSED] FINAL JUDGMENT

FILED	RECEIVED
ENTERED	SERVED ON
COUNSEL/PARTIES OF RECORD	
JUL 12 2017	
CLERK US DISTRICT COURT	
DISTRICT OF NEVADA	
BY: _____	DEPUTY _____

Final judgment is hereby entered in favor of Plaintiffs Wells Fargo Bank, N.A., the Federal National Mortgage Association, and the Federal Housing Finance Agency. Plaintiffs are entitled to summary judgment on their quiet title claim pursuant to *Bourne Valley Court Trust v. Wells Fargo Bank, N.A.*, 832 F.3d 1154 (9th Cir. 2016), which holds that NRS Chapter 116's opt-in notice scheme for homeowners' association foreclosure sales is facially unconstitutional under the Due Process Clause of the Fourteenth Amendment of the United States Constitution.

7 The homeowners' association foreclosure sale at issue here did not affect or extinguish  
8 the deed of trust encumbering real property located at 6369 Meadow Crest Circle, Reno, Nevada  
9 89509, recorded on October 11, 2004 as Doc. # 3110677 in the Washoe County Recorder's  
10 Office (the "Deed of Trust"). Accordingly, the Deed of Trust survived the homeowners'  
11 association foreclosure sale. Any interest in this property obtained by Nadina Beverly, as  
12 Trustee of the Beverly Blair Meadowridge Trust, was subject to the Deed of Trust until the Deed  
13 of Trust foreclosure sale on December 16, 2013, at which Federal National Mortgage  
14 Association was the highest bidder. Title is quieted in favor of Federal National Mortgage  
15 Association.

16 The remainder of Plaintiffs' claims are dismissed without prejudice.

## ORDER

**IT IS SO ORDERED AND ADJUDGED**

**UNITED STATES DISTRICT COURT JUDGE**

DATED: July 12, 2017

**CERTIFICATE OF SERVICE**

Pursuant to F.R.C.P. 5(b) and Electronic Filing Procedure IV(B), I certify that on June 28, 2017, a true and correct copy of the **[PROPOSED] FINAL JUDGMENT**, was transmitted electronically through the Court's e-filing electronic notice system to the attorney(s) associated with this case. If electronic notice is not indicated through the court's e-filing system, then a true and correct paper copy of the foregoing document was delivered via U.S. Mail.

David E Adkins [david@algnv.com](mailto:david@algnv.com)

Elizabeth B Lowell elowell@pengillylawfirm.com

Gayle A. Kern gakltd@kernltd.com

James W Pengilly [jpengilly@pengillylawfirm.com](mailto:jpengilly@pengillylawfirm.com)

Karen M Ayarbe karenayarbe@kernltd.com

/s/ Pamela Carmon

An Employee of Fennemore Craig, P.C.